

AFFIDAVIT OF SERVICE OF MAILING

State of Washington)
County of King)
City of Issaquah)

CARLA ZABRISKIE, being first duly sworn, upon oath, deposes and states:

That on the 31ST day of OCTOBER, 2018, I deposited in the mail of the United States a sealed envelope containing a public hearing notice, decision or recommendation with postage prepaid addressed to the adjacent property and/or parties of record in the below entitled application or petition.

COM18-00001 NOTICE OF NEIGHBORHOOD MEETING RE. MINE
HILL CREEK SUBDIVISION. VINCINITY MAP & SITE PLAN.

Carla Zabriskie

Signed by

SUBSCRIBED AND SWORN to before me this 31st day of October, 2018



Jennifer A. Woods
Notary Public in and for the State of Washington
residing at Bothell, WA, therein.

G W T LLC
10511 34TH DR SE
EVERETT, WA 98208

JEFFREY+KATRINA HOSTETTER
345 MT BAKER DR SW
ISSAQUAH, WA 98022

IBBOTSON LYLE J+JESSICA L
415 MINE HILL RD SW
ISSAQUAH, WA 98027

IMAGINE HOUSING
10604 NE 38TH PL STE 215
KIRKLAND, WA 98033

GROMMON LESLIE C
350 MINE HILL RD SW
ISSAQUAH, WA 98027

KATHERINE DIGGS
425 MOUNT DIFIANCE CIR SW
ISSAQUAH, WA 98027

BALACLAVA HOLDINGS INC
1508 W BROADWAY STE 900 VANCOU
VER BC V6J
-00000- *VANCOUVER, BC
V6J 1W8*

PANTUSO LESLIE & LAYNE
355 SW MT BAKER DR
ISSAQUAH, WA 98027

HERSEY DAVID W
445 MOUNT DEFIANCE CI SW
ISSAQUAH, WA 98027

GROSSRUCK LESLIE D
1511 STATE HWY 532
CAMANO ISLAND, WA 98282

CLARKE WILLIAM+TERESITA
370 MINE HILL RD SW
ISSAQUAH, WA 98027

BUSH GERALD & KATHRYN
450 MINE HILL RD SW
ISSAQUAH, WA 98027

MARQUARDT NICHOLAS & EMILY
1591 SYCAMORE DR SE
ISSAQUAH, WA 98027

KERN JOHN+FRANCISCA
370 SW MT BAKER DR
ISSAQUAH, WA 98027

DAVIES SHAWNA L
465 MOUNT DEFIANCE CIR CW
ISSAQUAH, WA 98027

MARQUARDT NICHOLAS A+EMILY
1591 SYCAMORE DR SE
ISSAQUAH, WA 98027

ROWE NATHANIEL C+SHARON R
375 MOUNT DEFIANCE CIRC SW
ISSAQUAH, WA 98027

REILLY JOSEPH T+JOANNE B
470 MINE HILL RD SW
ISSAQUAH, WA 98027

WILDWOOD 28 UNIT LLC
174 RAINBOW DR #7438
LIVINGSTON, TX 77399

RADMER JAY S+LISA J
375 SW MT BAKER DR
ISSAQUAH, WA 98027

HOLLBROOK CHERI D
485 WILDWOOD BLVD SW
ISSAQUAH, WA 98027

LANG DANIEL G+LORENA
27037 14TH AV S
DES MOINES, WA 98198

SPITSYN ALEXANDER+YULIA TOP
385 MOUNT DEFIANCE CIR SW
ISSAQUAH, WA 98027

ZHU JIANJUN+LIYING TAN
5312 143RD AVE SE
BELLEVUE, WA 98006

CURTIS A ANDERSON
334 MINE HILL RD SW
ISSAQUAH, WA 98027

GOGAN MARY HEATHER
385 SW MOUNT BAKER DR
ISSAQUAH, WA 98027

EIGHT LEAF L L C
5990 167TH AVE SE
BELEVUE, WA 98006

PETERSEN COLLEEN A
345 MINE HILL RD SW
ISSAQUAH, WA 98027

PYDYCH ANTHONY P+CHRISTINE
395 MINE HILL RD SW
ISSAQUAH, WA 98027

MCFERON DONALD B+NANCY J
7050 34TH AVE NE
SEATTLE, WA 98115

QUATTRO LLC
8221 5TH AVE NE
SEATTLE, WA 98115

QUATTRO LLC
8221 5TH AVE NE #1
SEATTLE, WA 98115

GARSON SANDRA
9330 NE JUANITA DR #302
KIRKLAND, WA 98034

G W T LLC
9725 105TH AVE NE
LAKE STEVENS, WA 98258

ISSAQUAH CITY OF
PO BOX 1307
ISSAQUAH, WA 98027

QUATTRO LLC
PO BOX 1433
ISSAQUAH, WA 98027

EDWARDS JAMES A
PO BOX 3000
ISSAQUAH, WA 98027

EDWARDS JIM + MONA
PO BOX 3000
ISSAQUAH, WA 98027

ARJOMAND HEDYEH+ATAULLAH
PO BOX 7084
BELLEVUE, WA 98008

Notice of Neighborhood Meeting



CITY OF
ISSAQUAH
WASHINGTON

Development Services Department
1775 12th Ave. NW, P.O. Box 1307
Issaquah, WA 98027
425-837-3100 DSD@issaquahwa.gov

PROJECT NAME: Mine Hill Creek – Subdivision
LOCATION: 345 Mine Hill Rd SW,
375 Mine Hill Rd SW,
Issaquah, WA 98027
FILE NO: COM18-00001

APPLICANT: Ken Lyons
Boardwalk Real Estate, LLC
17533 47th Ave NE
Lake Forest Park, WA 98155

NEIGHBORHOOD MEETING INFORMATION

DATE: Thursday, November 15, 2018
LOCATION: City Hall Northwest

TIME: 6:00 p.m.
MEETING ROOM: Baxter Room (1st Floor)

NEIGHBORHOOD MEETING

The purpose of a neighborhood meeting is to allow the community to participate early in the permit process and to raise potential issues and concerns regarding a proposed subdivision. The project applicant will provide information regarding their proposed Preliminary Plat subdivision. The applicant will be available to answer questions and concerns about the project. City staff will also be in attendance.

PROJECT INFORMATION

Project Description: A preliminary plat for the subdivision of approximately 4.90 acres, into 20 single-family residential lots. Primary access to the site is proposed from Clark St. Infrastructure improvements will include roads, water, sewer and frontage improvements. (See attached plans)

Location: On Mine Hill Rd, south of Wildwood Blvd SW
(See Vicinity Map)

Required Permits: SEPA, Preliminary Plat, Final Plat, Site Work, Building, Right-of-Way, Landscape

Required Studies: Wetland, Traffic, Geotechnical, Arborist

REGULATORY INFORMATION

Zoning: Single Family – Suburban (SF-S)

Comprehensive Plan Designation: Low Density Residential

Consistent With Comprehensive Plan: Yes

Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency:
Issaquah Municipal Code (IMC), Comprehensive Plan
(Online at: issaquahwa.gov/codes_and_plans)

MORE INFORMATION

The official public comment period will not commence until a preliminary plat application is filed with the City, though you may submit comments in advance of any permit applications.

Neighbors within 300 feet of the subject property and Parties of Record will receive separate notification of the application for preliminary plat.

Written comments may be submitted to:

Development Services Department
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

Notice is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.

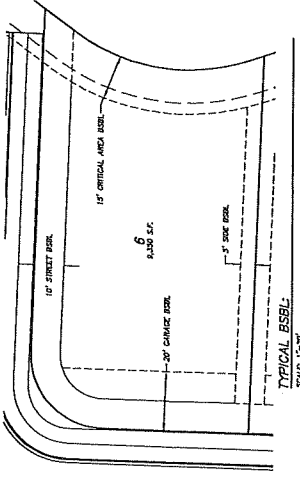
CITY CONTACT INFORMATION

Project Planner: Valerie Porter
Phone Number: 425-837-3094
E-Mail: valeriep@issaquahwa.gov

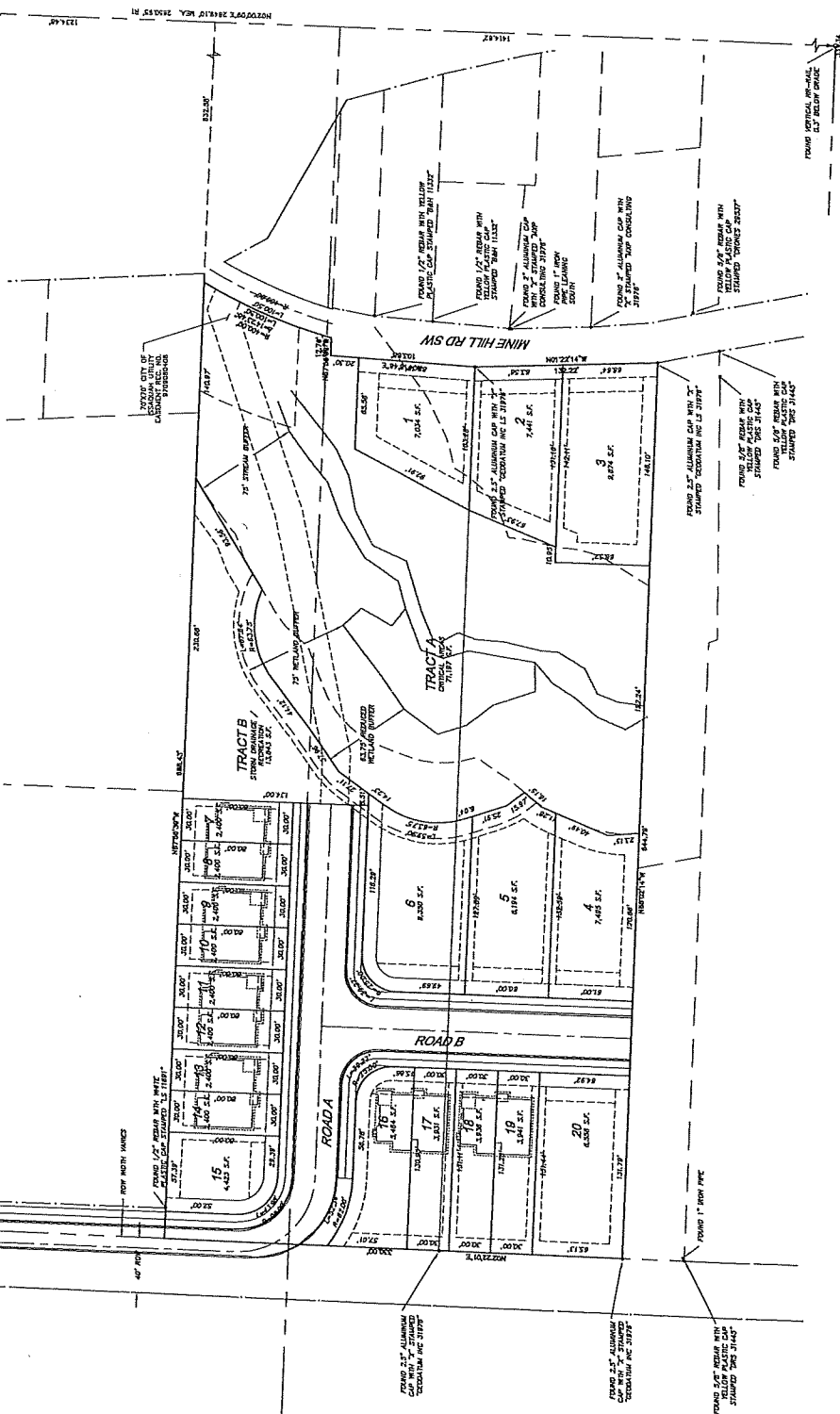
Development Services Department:
Phone Number: 425-837-3100
E-Mail: DSD@issaquahwa.gov

NE 1/4 SECTION 33, TOWNSHIP 24 N, RANGE 6 E, W.M.
MINE HILL ROAD

REFERENCES:
 1. SECTION SUBDIVISION AND BOUNDARY MAP OF MINE HILL ROAD, TOWNSHIP 24 N, RANGE 6 E, W.M., BY
 NATURAL RESOURCES
VERTICAL DATUM:
 1985 MEAN SEA LEVEL
BENCHMARK:
 KING COUNTY VERTICAL CONTROL, P.C. NO. 2007, FOUND CONCRETE MONUMENT WITH
 1/2" ALUMINUM CAP WITH YELLOW PLASTIC CAP, STAMPED "MINE HILL" AND "1985" ELEVATION = 341.3 FEET.



FOUND CONCRETE MONUMENT WITH 1/2" ALUMINUM CAP WITH YELLOW PLASTIC CAP, STAMPED "MINE HILL" AND "1985" ELEVATION = 341.3 FEET.



DRS
 DESIGN CONSULTANTS
 ENGINEERING PLANNING ARCHITECTURE
 1000 10TH AVENUE, SUITE 100
 SEATTLE, WA 98101
 (206) 462-1000
 FAX (206) 462-1001

DRAWN BY: CTV
 DESIGNED BY: CTV
 PROJECT ENGINEER: MAJ
 DATE: 08.30.2018
 PROJECT NO.: 14118

DRAWING: C3
 SHEET: 3 OF 10

COPYRIGHT © 2018, D.A. STONE CONSULTING ENGINEERS, INC.



Vicinity Map: Mine Hill Creek - Subdivision



1,069.3



1,069.3 Feet

1: 6,416



DISCLAIMER: These maps and other data are for informational purposes and have not been prepared for, nor are they suitable for legal, surveying, or engineering purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The City of Issaquah makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained herein.